

081.0

0003

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

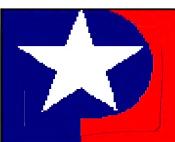
652,000 / 652,000

USE VALUE:

652,000 / 652,000

ASSESSED:

652,000 / 652,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
425		SUMMER ST, ARLINGTON

Legal Description							User Acct
							50367
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18

**OWNERSHIP**

Unit #:

Owner 1: LEARY JEANNE M / TRUSTEE

Owner 2: JEANNE M LEARY REVOCABLE TRUS

Owner 3:

Street 1: 425 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LEARY JEANNE M -

Owner 2: -

Street 1: 425 SUMMER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

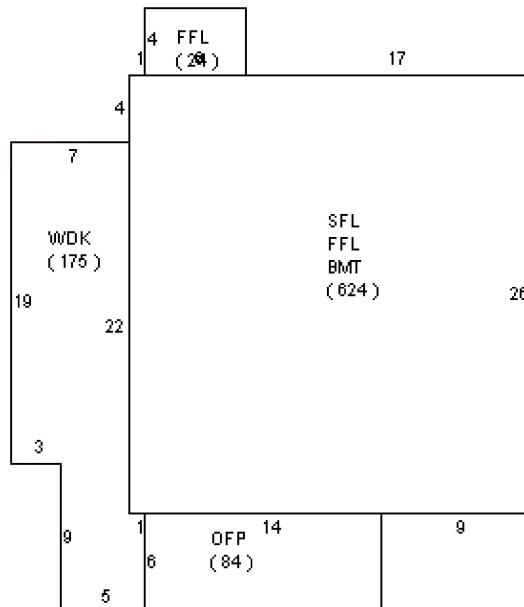
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	1 - Drywall
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.35000002

Const Adj.: 0.98000199

Adj \$ / SQ: 171.990

Other Features: 80500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 346917

Depreciation: 64526

Depreciated Total: 282390

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	171.99	
Special Features:	0	Val/Su Net:	131.04	
Final Total:	282400	Val/Su SzAd:	222.01	

**PARCEL ID**

081.0-0003-0017.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	2018	24.47	T	1	101			6,400			6,400
19	Patio	D	Y	1	12X22	A	AV	2000	3.67	T	15.2	101			800			800

**IMAGE****AssessPro Patriot Properties, Inc**